

KAHULUI CANNERY, PLANT NO. 28  
(California Packing Corporation)  
(Maui Land & Pineapple Company Cannery)  
120 Kane Street  
Kahului  
Maui County  
Hawaii

HAER HI-79  
*HI-79*

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

FIELD RECORDS

HISTORIC AMERICAN ENGINEERING RECORD

National Park Service  
U.S. Department of the Interior  
1849 C Street NW  
Washington, DC 20240-0001

## HISTORIC AMERICAN ENGINEERING RECORD

KAHULUI CANNERY, PLANT NO. 28  
(California Packing Corporation)  
(Maui Land & Pineapple Company Cannery)

HAER No. HI-79

Location: 120 Kane Street

County of Maui, Hawaii

TMK 3-7-002: 001

The site is a discontinuous compound site consisting of the main cannery area which can be enclosed by eight Universal Transverse Mercator (UTM) Coordinates (A-H below) and a single separate point (I below).

USGS 7.5 minute series topographic map, Wailuku, HI, 1997.

The UTM coordinates for this facility are:

(A)	04.762860.2311810
(B)	04.762960.2311540
(C)	04.762880.2311500
(D)	04.762860.2311570
(E)	04.762790.2311540
(F)	04.762720.2311690
(G)	04.762810.2311720
(H)	04.762790.2311780
(I)	04.762620.2311540

Present Owner: Maui Land & Pineapple Company, Inc.

Present Occupant: Maui Land & Pineapple Company, Inc.

Present Use: Pineapple Cannery

Significance: Retains its original canning function and is the last operating pineapple cannery in Hawaii. The pineapple industry is significant as one of Hawaii's two great agricultural industries of the 20<sup>th</sup> century, along with sugar, and was a major factor in Hawaii's economic development. The cannery is also significant in the economic history of Maui County as a major factor in the development of Kahului. Structure exhibits an architecturally distinct roof form, multiple gables with saw tooth monitors.

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Honolulu, HI 96813

Date: October 2006

## PART I. PHYSICAL SETTING OF THE PINEAPPLE CANNERY

The cannery premises are located in Kahului, Maui, about 0.3 mile inland (south) from the Kahului harbor. The cannery is located on a block that is bounded to the east by Kane Street and Kamehameha Avenue, to the south and west by Wakea Street, and to the north by Kaahumanu Avenue. The historic portion of the pineapple canning facility occupies about 12 acres of the 25.14 acres which compose the entire facility. The surrounding area has modern shopping facilities and grocery stores, including the Kaahumanu Center, a shopping mall, directly to the north, a Foodland supermarket directly to the east, and the Maui Mall, about ½ mile further eastward. South and west of the cannery grounds, across Wakea Avenue, is a residential area.

When built, the cannery was located on land that was considered being on the outskirts of Kahului. The site was referred to as the "sand hills on the Wailuku-side of Kahului" where there was only "a huge sand waste with a sparse growth of kiawe" (*Maui News* December 4, 1926, Sec 7, p 5).

Today, the vicinity surrounding the Kahului cannery appears lacking in historic architectural fabric. The Kahului Rail Road, which ran along the site of present day Kaahumanu Avenue north of the cannery, helped form a prominent urban corridor in the area (Sanborn Fire Insurance 1927). A spur of the rail road, extending south from a point near today's Kaahumanu Avenue and Kane Street (formerly called Pine Street) serviced the cannery. The rail road quit operation in 1966. As late as 1958 the nearby area around the cannery was commercially undeveloped. By that year some residences had been built along Kamehameha Avenue to the southeast of the cannery, but the area immediately west and north, with the exception of a drive-in movie theater (now demolished) across Kaahumanu Avenue, was still overgrown, with no buildings (ML&P February 1958). All of the commercial development presently surrounding the cannery was built after 1958.

## PART II. HISTORICAL INFORMATION

### *Corporate History*

In 1924, two years before the Kahului cannery was constructed, its builders, the California Packing Corporation (CPC), entered into a 10-year agreement with two Maui pineapple growers, the Maui Agricultural Company and the Haleakala Pineapple Company (a division of Haleakala Ranch Co.). The agreement obligated Maui Agricultural Co. to plant 500 acres of pineapples, and Haleakala Pineapple to plant 250 acres. Upon ripening, the pineapples were to be delivered to the Kahului cannery, where CPC would process, market, and ship the fruit under a profit sharing agreement. During the approximately two years before the Kahului cannery was built, fruit was transported to the CPC cannery at Iwilei, Oahu. The 1924 contract also required Maui Pineapple and Haleakala Pineapple to purchase the Kahului cannery after a term of 10 years if CPC did not want the original arrangement extended.

The former Maui Agricultural Company and the former Haleakala Pineapple Company both had close connections to the prominent Baldwin family of Maui. Haleakala Pineapple Company's parent company, Haleakala Ranch, was formed in 1888 with Henry P. Baldwin as treasurer. In a short time he was able to purchase a portion of the company and became its president in

1890. His son, Harry A. Baldwin became president of the company in 1912. The Haleakala Pineapple Co. was formed and began cultivating pineapples around 1909, delivering their harvests to Haiku Fruit & Packing Co. for processing. Maui Agricultural Co. was begun in 1903 by a merger of the Paia Plantation and the Haiku Sugar Company. Maui Agricultural Co was also headed by Harry A. Baldwin. Along with the close ties to the Baldwin family that these companies had, came an association with the firm of Alexander & Baldwin (A&B), begun in 1870 as a partnership between Samuel T. Alexander and Henry P. Baldwin.

In 1932, two years before the 10-year contract with CPC would expire, Haleakala Pineapple Co. and Maui Agricultural Co. merged to form Maui Pineapple Company, with A&B as its agent. About a year later, in December 1933, Maui Pineapple Co. and CPC agreed that the Kahului cannery would be sold to Maui Pineapple in March 1934, under the terms of the 1924 contract (*Honolulu Star Bulletin* 1933). With the acquisition of the cannery Maui Pineapple Company became a grower, packer, marketer, and shipper of its product. At the time that CPC sold the cannery, Maui Pineapple had about 7,000 acres available for pineapple cultivation as well as "adjoining areas of virgin pasturage which can be rented for pineapples, should increasing demands and broader markets call for expansion of the industry at some future period" (*Honolulu Advertiser* 1933). In 1933 the use of the railroad to transport the fruit from field to cannery was terminated, and a fleet of trucks took over the task (*Honolulu Advertiser* 1933). With the acquisition of the Kahului cannery, A&B had control over three canneries; 1) Baldwin Packers at Lahaina, Maui, which was formed in 1924 from another Baldwin operation, Honolua Ranch, and was merged with Maui Pineapple in 1962; 2) the Kahului cannery of Maui Pineapple Co., and; 3) the Kauai Pineapple Co. The Kahului cannery was the "largest outside Honolulu, with a capacity of 1,000,000 cases [per year] if operated 12 hours a day." (*Honolulu Advertiser* 1933).

Each of the two canneries on Maui continued to operate separately, but the 1962 merger of Baldwin Packers and Maui Pineapple eliminated the Baldwin Packer's cannery. All fruit from both operations was processed at the Kahului cannery. The two firms also combined research, engineering, and quality control operations (Cameron 1974, 2). A&B retained control of the merged company, Maui Pineapple Company, Ltd. "The initiative came from Mr. C.C. Cadagan who was then president of A&B as well as president of Baldwin Packers (Cameron 1974, 3).

The Cameron family (Baldwin descendants) bought control of Maui Pineapple Company from Alexander & Baldwin in 1969. This buyout included the Kahului cannery and the West Maui plantation lands. They felt that the future in pineapples looked good for Maui Pine and that the West Maui property "could be developed into a profitable resort-residential development" (*ibid.*). It was felt that the name change to Maui Land & Pineapple Co. that accompanied this acquisition better reflected the future of the company to "potential mainland stockholders" (*ibid.*).

#### *Land History*

The land where the Kahului cannery buildings were built was part of the *ili kupono* of Wailuku which was sold to Claus Spreckels in 1882 (Moffat and Fitzpatrick 2004, 47). Spreckels originally leased twenty four thousand acres in Wailuku from the Hawaiian government in 1878 (Daws 1968, 226-227). He irrigated the parcel and planted sugar, and in 1882, convinced the Hawaiian government to sell him a fee-simple title to the land (Daws 1968, 228-229). This transaction was done on September 20, 1882 under Grant (Royal Patent) number 3343. In this document the land is described as the "ahupuaa of Wailuku" (Hawaii DLNR 1882). In traditional Hawaiian land divisions, *ahupuaa* were parcels "that contained the necessary resources for a

community to prosper" (Moffat and Fitzpatrick 1995, 26). An *ili* could be a part of an *ahupuaa* or a politically distinct parcel, such as an *ili kupo*. These *ili* were often given to lesser *alii* (chiefs) by the *alii ai moku* (great chief) to confer status without lessening the importance of the *ahupuaa* or to "counterbalance the power that went with the control of a populous and fertile *ahupuaa*" (Moffat and Fitzpatrick 1995, 29).

Claus Spreckels, a rival of Alexander and Baldwin, founded Hawaiian Commercial & Sugar Company (HC&S - originally named Hawaiian Commercial Company) in 1872. Spreckels was a German industrialist and sugar refiner known locally as the "sugar king." Largely based in San Francisco, he had competed with the Baldwins' sugar interests on Maui in the late 19<sup>th</sup> century, and has been noted as being one of the key supporters for the overthrow of the Hawaiian monarchy. In December 1898, Spreckels sold the parcel consisting of "Grant 3343 and other lands" in Waikapu and Wailuku to HC&S for \$100,000 (Hawaii DLNR 1899). That same year, 1898, HC&S was sold to a partnership formed between Alexander & Baldwin and James Castle (Dorrance 2000, 69). A&B became the agent for HC&S, arranging the shipping, supplying, and financing of the company (HC&S 2006). On March 22, 1926 Hawaiian Commercial & Sugar Co sold 37.4 acres of land to the California Packing Company for it to build the Kahului cannery (ML&P n.d.)

#### *Site History*

The Kahului cannery was built by the California Packing Corporation (CPC), as "Plant No. 28" in 1926. California Packing Corporation (which would be renamed the Del Monte Corporation in 1967) was formed in 1916 by the merger of four California canning companies. The following year CPC gained an interest in Hawaiian pineapple when it purchased the Hawaiian Island Packing Company, a firm that was begun in 1906 by A. W. Eames. By 1917 Hawaiian Island Packing Co. had pineapples under cultivation as well as a cannery at Wahiawa, Oahu (Kehlor 1992, 33, 36). Shortly after their move into Hawaiian pineapple, CPC built a cannery (ca. 1919) at Iwilei, Oahu, often referred to as Plant 29 (Kehlor 1992, 32). Upon entering into the 10-year contract with Maui Agricultural Company and the Haleakala Pineapple Company in 1924, any fruit from these two Maui growers was shipped to the Iwilei CPC facility for processing before the Kahului cannery was built (*Maui News* 1924).

By the end of 1925, CPC had plans drawn for building the Kahului, Maui cannery. On December 9, 1925 an announcement was expected from CPC that would name J. L. Young as the superintendent in charge of construction of the new cannery (*Maui News* December 9, 1925). The following week the announcement came, but it was Ralph. E. Woolley of Honolulu who was named the contractor for the "concrete and steel construction" of the new cannery with the "actual construction work to start in the near future" (*Maui News* December 16, 1925). One week later there were "more that a hundred men and almost as many horses" at work on the site, leveling off the ground and removing sand hills. Material was delivered to the site via the Kahului Rail Road. Three wells were being sunk for water and D. A Buss was in charge of the construction site for R. E. Woolley (*Maui News* December 30, 1925)

The site superintendent, Mr. Buss, was under pressure to complete the cannery in only six months so that it would be ready to process the 1926 summer crop. He was successful, and on June 19 "What appeared to be an impossibility has been accomplished and an important addition to the industries of Maui" was ready to begin operations (*Maui News* June 19, 1926). At that time the cannery did not have all of its machinery installed. It was only necessary for the cannery to have a portion of its total capacity online to handle that year's harvest. Pineapples

were run through the machines to clean them before canning was commenced. Capacity of the cannery was to be increased by adding more machinery over the following years as the harvest increased.

On Monday June 21, 1926, twenty-five carloads of pineapples from the Maui Agricultural Company fields were received at the cannery, and at 6am the following day, June 22, 1926 canning began on four of the canneries lines. Construction work and machinery installation were ongoing as the plant opened, and six to eight lines were expected to be in operation within a week. "The office had moved from the outside shack into quarters on the second floor." (*Maui News* June 23, 1926). The cannery employed 994 workers during peak production time this first season (*Maui News* December 4, 1926, Sec 7 p 4).

The original complex consisted of the cannery building (extant) with an attached warehouse (demolished), feed storage & dryer house (extant), office building (extant), boiler house (extant), blacksmith shop (demolished), and a pump house (extant). The original single-story wood-framed office building had a rectangular footprint measuring about 30'-0" x 48'-3". It has since been altered by numerous additions, increasing its size to about 60' x 70' with an irregular footprint. There was also a notable 100-foot tall, 100,000 gallon steel water tower (demolished). Upon completion of construction, the plant was lauded in newspapers as being "most modern in Territory" (*Maui News* December 4, 1926, Sec 7 p 4) and "one of the most important factors that has ever entered into the development of Kahului, Wailuku and all central Maui" (*Maui News* June 19, 1926).

Most pineapple canneries in Hawaii formed partnerships with can manufacturers and had can-making plants installed on their premises in order to avoid shipping empty cans into the cannery. Kahului cannery was no exception. When the cannery opened there were plans to install "the can-making machinery of the American Can Company" (*Maui News* December 4, 1926, Sec 7 p 4) in a separate building immediately north of the cannery warehouse. This plant was built by Maui general contractor George Ward Yamayoshi (Maui Publishing 1940, 115) very shortly after the cannery, and was put into operation ca. 1927 but is no longer extant. Contractor Yamayoshi also built a pre-1940 extension to the cannery and the concrete driveway for the cannery (*ibid.*).

Historic drawings show that by 1930, the cannery building, which had received only minor additions by this time, was immense in size - over 185,000 square feet. This space included a receiving platform, cooling room, warehouse, box nailing and shook warehouse<sup>1</sup>, as well as smaller sections for sugar storage, a juice room, toilet room, machine shop, and dispensary. The cannery also contained its own cafeteria.

There were two main railroad platforms at the cannery for shipping and receiving; one at the east end of the cannery, and another along the north side of the cannery warehouse, between the warehouse and the now demolished American Can Co. can factory. The elevated platform at the east end is gone, with the land filled and graded for truck access. A laboratory (demolished) was built c. mid-1940, and was situated between the cannery and the Dryer House/Pineapple Bran warehouse.

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<sup>1</sup> The shook warehouse was used to store box pieces before they were assembled.

One of the most historically significant and startling events to take place at the cannery was the shelling of the site by the Japanese in December of 1941. Following the attack on Pearl Harbor on December 7, 1941, the Japanese kept a presence around Hawaii and the Pacific for several weeks. A force of about nine submarines conducted harbor attacks, shipping attacks, and reconnaissance throughout the islands until mid-January of 1942, although none of their efforts came close to the level of damage that was caused at Pearl Harbor (Mason Architects and Helber Hastert & Fee 2004, 1.1-4).

In the late-afternoon of December 15, 1941, a submarine in Kahului harbor fired ten shells (*Maui News* December 17, 1941) at Maui's Kahului harbor complex, likely mistaking it for an important target. Five of the shells struck the cannery grounds. Two shells hit the cannery buildings; one pierced the roof of the cannery, the other nearly severed an 18" boiler smoke stack at its base. Fragments of the shells also caused minor damage to cannery supplies and equipment. The Maui Pineapple Company submitted a war damage compensation claim for \$654.38 for the damages sustained (ML&P 1943). No employees were hurt in the shelling incident, although several workmen at the plant took cover when the shelling began. The general population of Kahului handled the attack well and without trepidation (*Maui News* 1941).

Following the war, five 100' x 40' WWII-era Quonset huts (extant) were moved to the cannery premises, and were installed in a row just to the south of the original feed storage and dryer house, now renamed the dryer house and pineapple bran warehouse. Three of the Quonset huts were installed in 1946 and the other two were installed the following year. The post-war period was a time of concentrated downsizing for the military, and excess temporary structures such as Quonset huts were disposed of, salvaged, and re-used in the private sector for housing, university campus buildings, and industrial/manufacturing purposes (such as the ones at the cannery). It is possible these particular examples were taken from the Kahului Naval Air Station, where enlisted men were housed in Quonset hut barracks during World War II.

#### *Historical Context Summary*

Throughout the 20<sup>th</sup> Century, the importance of pineapple in Hawaii's agricultural industry was second only to sugar. With plantations and/or canning facilities on almost every Hawaiian island, the industry was responsible for the cultivation of thousands of acres of land, the employment of thousands of workers, and the processing of millions of pineapples. "Pineapple was one of the two great agricultural industries of the modern era in Hawaii. It brought employment, altered land use over vast areas, promoted immigration, and created a certain image of the Islands for those abroad" (Ten Bruggencate 2004, vi). In addition to the economic impact of the industry, the fruit became a powerful icon of the Territory and State of Hawaii. "Pineapple has been inextricably linked during much of the twentieth century to the selling of Hawaii to tourists. The Islands' larger agricultural industry was sugar, but when it came to marketing the Islands, pineapple held sway over its elder colleague. Sugar, ultimately, was a commodity. Pineapple was something different" (Ten Bruggencate 2004, viii). For the mainland United States, pineapple was a symbol of Hawaii, as important and visible as Diamond Head and surfing. "It is not entirely clear whether pineapple was more important to the selling of Hawaii for tourism, or whether Hawaii was the feature that sold the pineapple. But the pineapple industry wasted no time in linking its product to the Islands" (Ten Bruggencate 2004, x).

During the very early years of pineapple cultivation in Hawaii it was sold as fresh fruit, primarily to residents of the islands and for export to California. The first canning of pineapple in Hawaii

was in 1882, in North Kona, with hand-sliced fruit cooked on a kitchen stove and sealed into soldered cans. This venture did not survive, but in 1895 canning of Hawaii pineapple as an important business, larger than kitchen-table scale, began. That year the first pack (5,000 cases) was produced by Hawaiian Fruit and Packing Company near Waipahu, Oahu. Pineapple production expanded on Oahu during the next decade, mostly with planted acreage and canneries centered on Wahiawa until the opening of Dole's cannery at Iwilei in 1906.

Large-scale pineapple cultivation on Maui began in 1888 when Charles Wilcox began growing fruit near Makena for export to California. The Baldwin family became involved in processing Maui pineapple in 1903 with the opening of the Haiku Fruit and Packing Company. Dwight D. Baldwin had been growing fruit on Maui since 1890, first for the local market. After 1900 he tried to export fruit. This did not prove profitable and seems to have been the catalyst for starting the Haiku Fruit and Packing Company, which had a cannery and can-making plant and shipped the first canned fruit from Maui to the West Coast of the United States (Ten Bruggencate 2004, 37).

During the first two decades of the 20<sup>th</sup> century, pineapple canneries greatly depended on independent pineapple farmers with small acreages to keep them supplied with fruit. This system of procuring fruit was plagued by the changing market for canned pineapple, and when the market dropped in 1915 and the canneries slowed their purchases of fruit, many farmers switched to other crops (Beechert 1985, 182). This prompted the canneries to expand their own plantings and enter into contracts with large growers, such as the agreement in 1924 between CPC and Maui Agricultural Company/ Haleakala Pineapple Company which was the basis for the construction of the Kahului cannery.

Working in the pineapple industry was almost always viewed as being advantageous over working in the sugar industry (Beechert 1985, 182). Wages were slightly higher on average, and the working conditions were more agreeable, less heavy lifting, cooler climate in the fields, and a product that was generally easier to work with. Pineapple companies would often recruit labor from sugar companies. During the depression, the dropping market for pineapple lowered wages (Beechert 1985, 252) and put the industry on the ropes. One result was that a large portion of the pineapple industry was "absorbed" by sugar interests by about 1932. That was the year that the primary suppliers of pineapple to CPC and the Kahului cannery, Haleakala Pineapple Co. and Maui Agricultural Co., merged to form Maui Pineapple Company, which was under the control of one of Hawaii's sugar giants, Alexander and Baldwin.

Through the first half of the 20<sup>th</sup> century, pineapple cultivation and canning grew to become Hawaii's second largest industry, with a peak production of over one million tons of fruit in 1955 (Ten Bruggencate 2004, 153). Beginning around 1960, the pineapple industry began to lose both a portion of its world market share and its place as one of Hawaii's leading industries. This happened as countries such as Brazil, Mexico, Philippines, and Thailand expanded their production of fresh and canned fruit, and as tourism and the military became the state's most valuable industries. In 1967 the pineapple industry was the "fourth largest source of income to Hawaii, with a sales value of \$167 million" (University of Hawaii 1979, x).

Although the position of pineapple as one of Hawaii's top industries has shrunk, it became (with the decline of sugar) the state's most valuable agricultural crop with production of 315, 000 tons in 2003, about a third of the industry's heyday in the mid 1950s (Ten Bruggencate 2004, 176). As canned pineapple from other countries began filling the market, Hawaiian canneries began



to close and plantations, once located on Maui, Oahu, Molokai, Lanai, and Kauai, began to shrink. Del Monte cannery closed in 1985, and Dole cannery in Iwilei closed in 1991. The Kahului cannery of Maui Land and Pineapple Company is the last remaining pineapple cannery in Hawaii. During the end of the 1990s and into the 21<sup>st</sup> century the value of fresh Hawaiian pineapple overtook the value of canned Hawaiian pineapple.

The Hawaiian pineapple industry has gone from its early days as a primarily fresh product, through most of the 20<sup>th</sup> century as principally a canned product and a major supplier of the worlds canned pineapple market, to the 21<sup>st</sup> century when it is once again grown mostly for fresh consumption. The Maui Pineapple Company is "America's largest grower, processor and shipper of Hawaiian pineapples" (Maui Pineapple Company 2006). The Kahului Cannery is an important vestige of Maui's past and its long history is an integral part of the pineapple industry in Hawaii.

### PART III. SOURCES OF INFORMATION

#### A. Architectural Drawings:

All drawings are located in the archival records of Maui Land & Pineapple Company (ML&P) Company History.

Construction drawings by the California Packing Corporation are dated January 1925 through November 1925. Machine and mechanical equipment layout drawings by the California Packing Corporation are dated January 1926 through December 1926. A plat plan drawing by the California Packing Corporation is dated October 1926, revised October 1928.

An underground plumbing drawing for the fire protection system by the Grinnell Company, San Francisco, CA is dated March, 1926.

A drawing of Factory Steel Windows and Operators by the Soule Steel Co., Steel Door and Window Division, San Francisco CA (Theo H. Davies Ltd, contractor) is dated May 1938.

#### B. Early Views:

Documents, photographs, and drawings are located in the archival records of Maui Land & Pineapple Company (ML&P) Company History.

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\_\_\_\_\_. Drawing "California Packing Corporation, Framing Elevations and Sections, Kahului, Maui." November 23, 1925.

\_\_\_\_\_. Photograph from folder; Company History Photographs, Donated photos A. June 20, 1926.

\_\_\_\_\_. Plan "Plat Plan Plant No. 28 revised Oct 19, 1928" October 1926.

\_\_\_\_\_. Plan "California Packing Corporation Plant No. 28 Pineapple Cannery" January 1930.

\_\_\_\_\_. Plan "California Packing Corporation, Kahului T.H." December 1932.

\_\_\_\_\_. "Sworn Statement to the War Damage Corporation of the United States of America." From folder: Company History, War Days (VWM & WWII) January 15, 1943.

\_\_\_\_\_. Drawing "Factory & Ground General Plot Plan" May 6, 1947.

\_\_\_\_\_. Drawing "Factory & Ground General Plot Plan" May 13, 1957.

\_\_\_\_\_. Photograph from Book 1, Pine Industry, photo # ADJ: 52-23, February 1958

\_\_\_\_\_. Photograph from binder C. Ca. 1973-74.

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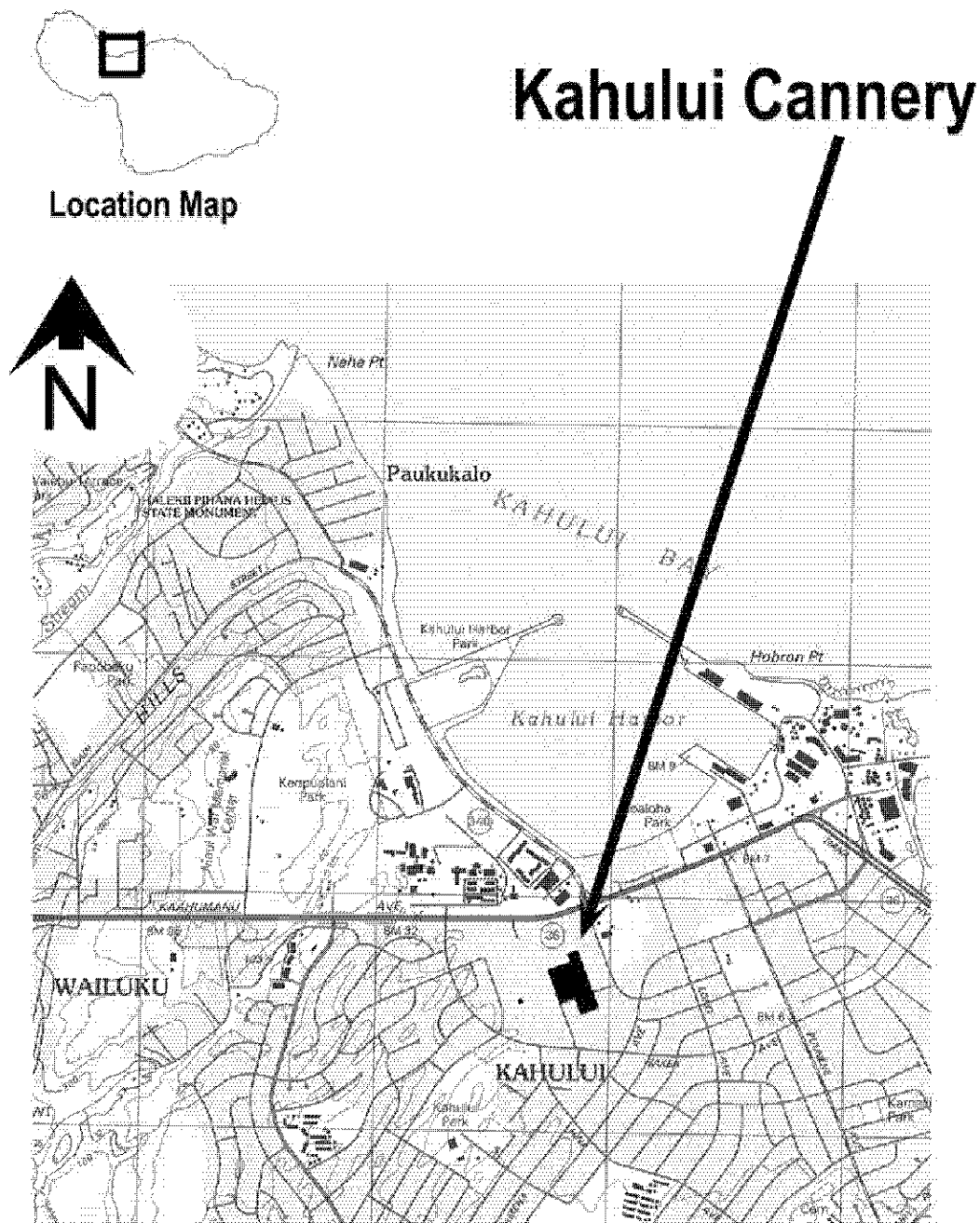
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University of Hawaii at Manoa, Ethnic Studies Oral History Project. *Women Workers in Hawaii's Pineapple Industry, Volumes I and II*. Honolulu: Ethnic Studies Program, 1979.

#### PART IV. PROJECT INFORMATION

Photo documentation and recordation of this facility was undertaken because Maui Land & Pineapple Company (ML&P) currently plans to demolish four buildings in whole or in part on the cannery complex as part of ML&P's MC2 ("Multi Client, Multi-Commodity Center") redevelopment plan. These include a 1,665 square foot portion of the historic cannery building, full demolition of a 6,400 square foot Engineering Office built in 1926 (but significantly altered and added to, and as such not eligible for the National Register of Historic Places, or worthy of HABS documentation), a 21,000 square foot Repair Shop built in 1999 (similarly not Eligible), and an 890 square foot Maintenance Shed built in the early 1970s (also not Eligible). It is possible that other unplanned development projects in the future could include the demolition of additional historic buildings in the cannery complex. The cannery site is located within the County of Maui's Special Management Area (SMA). As part of the SMA permitting process, the County of Maui Department of Planning evaluates "impacts to the environment, historic and cultural resources, drainage and impervious surface cover, public views of the ocean, public access to beaches and shoreline, and the cumulative impacts of development" (County of Maui Department of Planning, 2005). Upon reviewing the proposed demolition, the Department of Planning issued the approval for the SMA. The Cultural Resources Commission, serving under the County of Maui Department of Planning, recommended that HABS documentation occur. Accordingly, this report and four others for the site were written to satisfy this requirement and serve as mitigation for the proposed demolition. (This project was not subject to Section 106 review.)

Location map. From USGS 7.5 minute series topographic map, Wailuku, HI, 1997. Reduced, not to scale.



KAHULUI CANNERY, PLANT NO. 28  
(California Packing Corporation)  
(Maui Land & Pineapple Company Cannery)  
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Portion of photo dated December 10, 1940 showing the Kahului cannery (added arrow). View facing southwest (NARA 1940).

